BOOK 7229 PAGE 903

MAY 1 4 29 PM '87
FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

2 3 7 0 3

THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
500 Church Street, Fourth Floor
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers
Taco Bell Corporation 17901 Von Karman Irvine, California 92714	Same	106-77

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, Bojangles Corporation, a Tennessee corporation (formerly known as BOJ's of Tennessee, Inc., having since changed its name by Articles of Amendment of record at Book 7229, page 883, Book 7227, page 884, Book 7229, page 886, and most recently in Book 7229, page 895, all in the Register's Office of Davidson County, Tennessee) (hereinafter referred to as the "Grantor"), has bargained and sold, and does hereby transfer and convey unto Taco Bell Corporation, a California corporation (hereinafter whether one or more, jointly and severally referred to as the "Grantee"), and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 3rd. formerly 15th Civil District of Davidson County, Tennessee and being described according to a survey by Roger H. Fuqua, dated August 30, 1976, as follows:

Being a parcel of land in the First, formerly the Third, Civil District, Nashville, Davidson County, Tennessee, located on the north side of Murfreesboro Road, south and west of Mill Creek, more particularly described as follows;

Beginning at a concrete monument in the north margin of Murfreesboro Road, said monument being located 820.2 feet, more or less, northwesterly from the centerline of Millwood Drive and further being the southeast corner of the property of Byrd D. Cain, Jr., Trustee, as recorded in Book 5000, page 85, R.O.D.C., Tenn.;

Thence, with Cain's east line, N 35° 11' 11" E, 245.50 feet;

Thence, S 54° 54' 40" E, 172.91 feet to a point in the westerly line of Jim P. Demos;

Thence, with said westerly line, S 35° 12' 14" W, 222.57 feet;

Thence, S 44° 15' W, 50.16 feet to a point in the northerly margin of Murfreesboro Road;

Thence, with said road, N 45° 45' W, 167.05 feet to the point of beginning.

Containing 1.03 acres, more or less.

The above described property was conveyed to Judy's Foods, Inc., by deed from Donald F. Brookland, Jr., James H. Brookland, Cynthia Ann Brookland Holcomb and Kathleen L. Brookland, of record in Book 5072, Page 459, Register's Office for said County. Included in the above description but excluded therefrom is the property conveyed to Jim P. Demos of record in Book 5475, Page 89, and by deed of correction in Book 5536, Page 314, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BOJ's of Tennessee, Inc. by deed of record at Book 5947, page 942, said Register's Office; as corrected by Deed of Correction of record at Book 7229, page 894, said Register's Office; the said BOJ's of Tennessee, Inc. having since changed its name to Bojangles Corporation by instrument of record at Book 7229, page 883, Book 7229, page 884, Book 7229, page 886 and Book 7229, page 893, said Register's Office.

This is improved property, known as 900 Murfreesboro Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's (successors), heirs and assigns forever. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided however this conveyance is subject to the following:

1. Taxes for the year 1987; a lien not yet due and payable.

2. Easement for sanitary sewers, as set out in instrument of record in Book 4651, page 30, said Register's Office.

3. Reservation of Easement of a 25-foot roadway for purposes of ingress and egress along the easterly edge of the property reserved in the Deed from Burgin E. Dossett, Chairman of the Department of Education of the State

of Tennessee, to G. M. Hooper and wife, of record in Book 1562, page 497, said Register's Office.

4. Subject to 10-foot power line easement along the entire westerly line of the premises.

5. Ingress and egress easement as contained in instrument of record in Book 5475, page 89, as corrected in Book 5536, page 314, said Register's Office.

6. Ingress and egress easement as described in the deed from Bojangles of America, Inc. to BOJ's of Tennessee, Inc. of record at Book 5947, page 947, said Register's Office.

7. 40-foot building setback line from the northeasterly margin of Murfreesboro Road as referenced in the deed from Bojangles of America, Inc. to BOJ's of Tennessee, Inc. of record at Book 5947, page 947, said Register's Office.

8. Restrictive Covenants contained in an instrument of record in Book 5838, page 47, said Register's Office.

9. Matters shown on the plat of record at Book 5800, page 25, said Register's Office.

10. Quitclaim Deed and Agreement to Reconvey or Indemnify of record at Book _____, page _____, said Register's Office.

11. Subject to plan reflecting the resubdivision of the herein described property to be recorded in the Register's Office of Davidson County, Tennessee.

In Witness Whereof, the undersigned corporate party has caused the foregoing instrument to be executed by its duly authorized officers on the 6 day of May, 1987.

BOJANGLES CORPORATION

By: _____

Title: Exec V.P.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Claudette McCord, a Notary Public of the State and County aforesaid, personally appeared Franklin I. Levy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive vice President of the within named bargainor, a corporation, and that he as such Executive Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 6 day of May, 1987.

Claudette McCord
Notary Public

My Commission Expires:
July 16, 1987

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $360,000.

Affiant

Subscribed and sworn to before me, this 6 day of May, 1987.

Claudette McCord
Notary Public

My Commission Expires:
July 18, 1987

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7229 PAGE 307

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			360000.00-	CAMT.
			1008.00	CSTAX
			.50	PRFEE
			12.00	WDEED
			CHECK	1020.50-
4542A05/07/87		BAL		CO

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

237 03

IDENTIFICATION REFERENCE

MAY 7 4 26 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79247